

# ANNOUNCEMENT



**FOR IMMEDIATE RELEASE**

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## Crystal Cove Historic District Concession Opportunity

**CRYSTAL COVE STATE PARK** -- California State Parks is issuing a Request for Proposals (RFP) for a concession to develop, operate, and maintain a historic beach vacation concession at Crystal Cove State Park for a period of twenty years. The RFP will be available starting June 30, 2005, and may be downloaded for free off the Department's Web site at [www.parks.ca.gov/concessions](http://www.parks.ca.gov/concessions).

The goal of this RFP is to award a twenty year contract to a business entity that will develop, operate, equip, and maintain two restaurants, 13 overnight cottages, and related visitor services at Crystal Cove State Park. The minimum rental bid will be \$30,000 per year or 2% of annual gross receipts, whichever is greater. In addition, a minimum of 12% of gross receipts must be placed in a Facility Improvement Account to provide for the ongoing maintenance and upgrade of the facilities.

Crystal Cove State Park is located on the Orange County coast between the communities of Newport Beach and Laguna Beach, and includes more than three miles of scenic coastline. Originally owned by The Irvine Company, the property served as the set of south sea movies in the 1920's and over time developed into an informal beach resort of temporary tents and one-room, thatch-roofed cottages. The property was transferred to the State of California in 1979.

The concession will recreate the historic ambiance of a California beach community, involving visitors in the past life of the park through demonstrations of typical activities, tasting typical foods, or staying in typically furnished and decorated rooms. A portion of the original beach cottages have been restored by the Department and soon will be available for rent by the public. One restored cottage will serve as a new sit-down restaurant, in addition to the existing "Shake Shack" stand located on the Pacific Coast Highway.

It is MANDATORY that prospective concessionaires attend one of the two pre-proposal meetings on July 12 and 20, 2005 at 1 p.m. The meeting will be held at the Crystal Cove State Park Sector Office, Los Trancos Parking Lot, 6902 East Coast Highway, Newport Coast, CA 92657. Proposals must be received by the Department by 2 p.m. on September 21, 2005. Interested parties should contact Callie Hurd at (916) 653-4574 or [churd@parks.ca.gov](mailto:churd@parks.ca.gov).

